



COLDWELL BANKER  
REALTY

**North Lake Tahoe - Truckee Region  
Real Estate Market Report  
2023 vs 2022 vs. 2019**

**YEAR END TOTAL SALES (January - December)**

**SINGLE FAMILY HOMES**

**TOTAL MARKET SUMMARY**

North Lake Tahoe and Truckee (Areas 1-9)

Statistics	2023	2022	% Change	2019
Units Sold	755	909	-17%	1,039
Sales Volume	\$1,315,313,110	\$1,680,906,721	-22%	\$1,179,307,263
Median Sales Price	\$1,181,250	\$1,230,000	-4%	\$745,000
Average Sales Price	\$1,742,136	\$1,849,182	-6%	\$1,135,040
Units Sold Under \$1,000,000	272	314	-13%	742
Units Sold - \$1,000,000-\$1,999,999	332	384	-14%	211
Units Sold \$2,000,000 - \$4,999,999	106	165	-36%	62
Units Sold Over \$5,000,000	45	46	-2%	24
Days on Market (Median)	20	14	43%	33
Days on Market (Average)	44	34	29%	67

**CONDOMINIUMS -TOWNHOMES**

**TOTAL MARKET SUMMARY**

North Lake Tahoe and Truckee (Areas 1-9)

Statistics	2023	2022	% Change	2019
Units Sold	273	246	11%	356
Sales Volume	\$272,334,084	\$220,058,075	24%	\$197,734,209
Median Sales Price	\$726,000	\$735,000	-1%	\$430,000
Average Sales Price	\$997,560	\$894,545	12%	\$555,433
Units Sold Under \$500,000	54	60	-10%	240
Units Sold - \$500,000-\$1,000,000	141	125	13%	80
Units Sold Over \$1,000,000	78	61	28%	36
Days on Market (Median)	21	12	75%	39
Days on Market (Average)	46	35	31%	87



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**NORTH LAKE TAHOE SUMMARY (Areas 1-5)  
Kings Beach to Tahoe City to Emerald Bay**

Statistics	2023	2022	% Change	2019
Units Sold	231	232	0%	310
Sales Volume	\$357,862,058	\$413,212,082	-13%	\$357,773,798
Median Sales Price	\$1,150,000	\$1,128,000	2%	\$726,987
Average Sales Price	\$1,549,186	\$1,781,086	-13%	\$1,154,109
Units Sold Under \$1,000,000	89	91	-2%	236
Units Sold - \$1,000,000-\$1,999,999	107	100	7%	54
Units Sold \$2,000,000 - \$4,999,999	27	33	-18%	13
Units Sold Over \$5,000,000	8	8	0%	7
Days on Market (Median)	18	16	13%	33
Days on Market (Average)	39	40	-3%	78

**CONDOMINIUMS -TOWNHOMES**

**NORTH LAKE TAHOE SUMMARY (Areas 1-5)  
Kings Beach to Tahoe City to Emerald Bay**

Statistics	2023	2022	% Change	2019
Units Sold	77	55	40%	98
Sales Volume	\$72,392,100	\$47,964,800	51%	\$51,724,700
Median Sales Price	\$670,000	\$705,000	-5%	\$399,500
Average Sales Price	\$940,157	\$872,087	8%	\$527,803
Units Sold Under \$500,000	17	18	-6%	75
Units Sold - \$500,000-\$1,000,000	41	24	71%	13
Units Sold Over \$1,000,000	19	13	46%	10
Days on Market (Median)	26	17	53%	39
Days on Market (Average)	58	35	66%	70

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**SQUAW VALLEY - ALPINE MEADOWS SUMMARY (Area 6)**

Squaw/Olympic Valley - Alpine Meadows - Truckee River

Statistics	2023	2022	% Change	2019
Units Sold	27	47	-43%	49
Sales Volume	\$54,893,500	\$99,793,500	-45%	\$58,614,500
Median Sales Price	\$1,627,000	\$2,000,000	-19%	\$1,023,000
Average Sales Price	\$2,033,092	\$2,123,265	-4%	\$1,196,214
Units Sold Under \$1,000,000	5	6	-17%	24
Units Sold - \$1,000,000-\$1,999,999	12	17	-29%	21
Units Sold \$2,000,000 - \$4,999,999	8	22	-64%	4
Units Sold Over \$5,000,000	2	2	0%	0
Days on Market (Median)	49	22	123%	59
Days on Market (Average)	90	54	67%	91

**CONDOMINIUMS -TOWNHOMES**

**SQUAW VALLEY - ALPINE MEADOWS SUMMARY (Area 6)**

Squaw/Olympic Valley - Alpine Meadows - Truckee River

Statistics	2023	2022	% Change	2019
Units Sold	52	61	-15%	70
Sales Volume	\$41,755,155	\$49,034,503	-15%	\$37,010,750
Median Sales Price	\$735,000	\$705,000	4%	\$463,750
Average Sales Price	\$802,983	\$803,844	0%	\$528,725
Units Sold Under \$500,000	12	13	-8%	38
Units Sold - \$500,000-\$1,000,000	30	45	-33%	27
Units Sold Over \$1,000,000	10	13	-23%	5
Days on Market (Median)	21	15	40%	46
Days on Market (Average)	43	56	-23%	145

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**TRUCKEE MARKET SUMMARY (Areas 7-9)**

**Truckee - Glenshire - Martis Valley - Tahoe Donner - Donner Summit**

Statistics	2023	2022	% Change	2019
Units Sold	497	630	-21%	684
Sales Volume	\$902,557,552	\$1,167,901,139	-23%	\$763,108,965
Median Sales Price	\$1,175,000	\$1,237,500	-5%	\$739,000
Average Sales Price	\$1,816,011	\$1,853,811	-2%	\$1,118,928
Units Sold Under \$1,000,000	178	217	-18%	486
Units Sold - \$1,000,000-\$1,999,999	213	267	-20%	136
Units Sold \$2,000,000 - \$4,999,999	71	110	-35%	45
Units Sold Over \$5,000,000	35	36	-3%	17
Days on Market (Median)	20	13	54%	31
Days on Market (Average)	44	30	47%	61

**CONDOMINIUMS -TOWNHOMES**

**TRUCKEE MARKET SUMMARY (Areas 7-9)**

**Truckee - Glenshire - Martis Valley - Tahoe Donner - Donner Summit**

Statistics	2023	2022	% Change	2019
Units Sold	144	130	11%	188
Sales Volume	\$158,186,829	\$123,058,772	29%	\$108,998,759
Median Sales Price	\$743,750	\$752,500	-1%	\$442,000
Average Sales Price	\$1,098,519	\$946,605	16%	\$579,780
Units Sold Under \$500,000	25	29	-14%	127
Units Sold - \$500,000-\$1,000,000	70	66	6%	40
Units Sold Over \$1,000,000	49	35	40%	21
Days on Market (Median)	17	10	70%	38
Days on Market (Average)	41	25	64%	75

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**TAHOE DONNER SUMMARY (Area 9TD)**

Tahoe Donner (Units 1-11)

Statistics	2023	2022	% Change	2019
Units Sold	181	260	-30%	280
Sales Volume	\$216,627,299	\$338,798,791	-36%	\$222,627,403
Median Sales Price	\$1,115,000	\$1,200,000	-7%	\$727,500
Average Sales Price	\$1,196,835	\$1,303,072	-8%	\$795,097
Units Sold Under \$1,000,000	67	83	-19%	233
Units Sold - \$1,000,000-\$1,999,999	106	152	-30%	47
Units Sold \$2,000,000 - \$4,999,999	8	25	-68%	0
Units Sold Over \$5,000,000	0	0	0%	0
Days on Market (Median)	15	11	36%	22
Days on Market (Average)	28	27	4%	41

**CONDOMINIUMS -TOWNHOMES**

**TAHOE DONNER SUMMARY (Area 9TD)**

Tahoe Donner (Units 1-11)

Statistics	2023	2022	% Change	2019
Units Sold	37	40	-8%	66
Sales Volume	\$29,691,700	\$20,970,200	42%	\$24,524,259
Median Sales Price	\$560,000	\$548,350	2%	\$394,000
Average Sales Price	\$559,235	\$524,255	7%	\$371,579
Units Sold Under \$500,000	14	18	-22%	65
Units Sold - \$500,000-\$1,000,000	36	22	64%	1
Units Sold Over \$1,000,000	1	0	undef	0
Days on Market (Median)	17	9	89%	23
Days on Market (Average)	31	22	41%	37

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**SERENE LAKES SUMMARY (Area 875)**

**Serene Lakes Area**

Statistics	2023	2022	% Change	2019
Units Sold	15	27	-44%	36
Sales Volume	\$18,504,500	\$32,640,600	-43%	\$31,325,500
Median Sales Price	\$1,200,000	\$1,160,000	3%	\$687,500
Average Sales Price	\$1,233,633	\$1,208,911	2%	\$870,152
Units Sold Under \$1,000,000	5	11	-55%	29
Units Sold - \$1,000,000-\$1,999,999	9	15	-40%	6
Units Sold \$2,000,000 - \$4,999,999	1	1	0%	1
Units Sold Over \$5,000,000	0	0	0%	0
Days on Market (Median)	10	6	67%	29
Days on Market (Average)	20	13	54%	54

**SINGLE FAMILY HOMES**

**SODA SPRINGS-PLAVADA-KINGVALE SUMMARY**

**Soda Springs-Plavada-Kingvale (Areas 872-873-874-876)**

Statistics	2023	2022	% Change	2019
Units Sold	16	18	-11%	21
Sales Volume	\$11,540,000	\$12,787,950	-10%	\$7,503,500
Median Sales Price	\$682,500	\$607,500	12%	\$348,000
Average Sales Price	\$721,250	\$710,441	2%	\$357,309
Units Sold Under \$1,000,000	13	14	-7%	21
Units Sold - \$1,000,000-\$1,999,999	3	4	-25%	0
Units Sold \$2,000,000 - \$4,999,999	0	0	0%	0
Units Sold Over \$5,000,000	0	0	0%	0
Days on Market (Median)	37	26	42%	35
Days on Market (Average)	44	43	2%	56

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